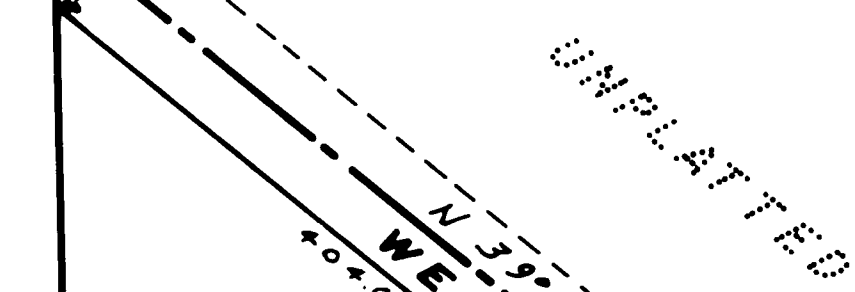


ADIAL LINE  
N 68° 43.53' W



1/4 CORNER,  
SECTIONS  
7 & 8, T. 32  
N., R. 1 E., W. 4 M.  
FOUND BRO  
KEN MON. &  
REPLACED  
SAME.

Civil Engineer & Land Surveyor  
OAK HARBOR, WASH.

of

## SEA VIEW

DIVISION NO. 8

*Whidbey Island, Washington*

**SHEET 1 OF 2**

SEA VIEW  
Division No. 8  
Vol. Page



LEGAL DESCRIPTION

THE PLAT OF SEA VIEW, DIVISION NO. 8, EMBRACES ALL THOSE PORTIONS OF TOWNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, T. 32 N., R. 1 E. W.M., LYING EAST OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AS THE WEST BEACH ROAD, EXCEPT THE NORTH 400 FEET THEREOF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND ROADS SHOWN ON THE PLAT AND THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN THEREON. ALSO THE RIGHT TO DRAIN THE STREETS OVER AND ACROSS ANY LOT OR TRACT WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.

ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS ARE HEREBY WAIVED.

THE RIGHT TO USE EASEMENT G FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IS RESERVED BY THE UNDERSIGNED AND THEIR ASSIGNS.

TRACT C IS RESERVED BY THE UNDERSIGNED FOR SALE TO THE ADJOINING PROPERTY OWNER/S FOR ROAD PURPOSES. IF THE SALE IS NOT CONSUMMATED BY JANUARY 1, 1981, IT IS THE INTENTION OF THE UNDERSIGNED TO COMBINE TRACT C WITH LOTS NO. 127 AND 128 TO MAKE 3 RESIDENTIAL LOTS.

AN EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO, PUGET SOUND POWER AND LIGHT COMPANY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, AND WIRES WITH NECESSARY FACILITIES AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

*James G. Trefeno* *Jessie Trefeno*  
*Howard F. Gerner* *Elizabeth A. Gerner*  
*Robert H. Morgan* *Beatrice E. Morgan*

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) SS.

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF December, A.D., 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED HOWARD F. GERNER AND ELIZABETH A. GERNER, HIS WIFE, HUBERT L. MORGAN AND BEATRICE E. MORGAN, HIS WIFE, AND FRANCIS J. TREFENO AND JESSIE TREFENO, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES MENTIONED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Charles Cole*  
Notary Public in and for  
the State of Washington  
residing at *Oak Harbor.*

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RE-SOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 80 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT NOR LESS THAN 12,000 SQUARE FEET IN AREA.

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, PARCEL OR TRACT OF THIS PLAT CLOSER THAN 30 FEET TO THE MARGIN OF ANY STREET OR ROAD.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

DIRECT VEHICULAR ACCESS TO THE WEST BEACH ROAD FROM LOTS 105 AND 106 IS PROHIBITED.

BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSE FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS ON THIS PLAT IS PROHIBITED.

ALL BUILDINGS CONSTRUCTED ON THIS PLAT SHALL HAVE THEIR EXTERIORS, INCLUDING OUTSIDE PAINTING, FINISHED WITHIN ONE YEAR AFTER COMMENCEMENT OF CONSTRUCTION ON THE PROPERTY AND SHALL BE COMPLETED IN CONFORMANCE WITH THE ISLAND COUNTY BUILDING CODE AND HEALTH DEPARTMENT REGULATIONS.

TRAVEL TRAILERS AND MOBILE HOMES ARE PROHIBITED AS RESIDENCES ON ALL LOTS. USED OR PRE-BUILT HOMES SHALL NOT BE PLACED ON ANY LOT.

ALL LOTS EXCEPT TRACT C AND LOTS 149 THRU 155 ARE RESIDENTIAL LOTS AND ARE RESTRICTED TO A SINGLE OR DUPLEX FAMILY RESIDENCE WITH GARAGE AND OTHER APURTEMENT BUILDINGS ARCHITECTURALLY IN HARMONY THEREWITH AND INCIDENTAL AND NECESSARY TO RESIDENTIAL USE OF THE PREMISES. THIS PROVISION SHALL NOT BE CONSTRUED AS LIMITING OR RESTRICTING THE COMBINING AND RE-SUBDIVISION OF ADJOINING LOTS.

THE MINIMUM HABITABLE MAIN FLOOR AREA OF THE PRINCIPAL DWELLING ON ANY LOT, EXCLUSIVE OF OTHER BUILDINGS, OPEN ENTRIES, PORCHES AND PATIOS, SHALL BE NOT LESS THAN 1,000 SQUARE FEET FOR SINGLE LEVEL DWELLINGS AND 700 SQUARE FEET FOR MULTIPLE LEVEL DWELLINGS.

THOSE AREAS MARKED "GREEN BELT" ON THE PLAT SHALL BE MAINTAINED OR LEFT IN THEIR NATURAL STATE TO PROVIDE A SIGHT AND NOISE BARRIER BETWEEN ADJOINING LOTS. REMOVAL OF TREES AND OTHER VEGETATION IS LIMITED TO THE REMOVAL OF SNAGS, DEAD TREES, LIMBS, NUISANCE GROWTH SUCH AS THISTLES, NETTLES, UNDESIRABLE WEEDS AND OTHER ITEMS THAT PRESENT A HAZARD TO HUMAN HEALTH AND WELL BEING. TREES, SHRUBS AND OTHER PLANTS MAY BE PLANTED AND NURTURED BUT EXTENSIVE CLEARING IS PROHIBITED. THIS RESTRICTION SHALL NOT BE CONSTRUED AS PROHIBITING THE CONSTRUCTION AND MAINTENANCE OF FENCES.

NO NOXIOUS, ILLEGAL OR OFFENSIVE USE OF THE LAND, INCLUDING THE DISCHARGE OF FIREARMS, SHALL BE PERFORMED NOR SHALL ANYTHING BE DONE WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

NO HOGS, CATTLE, HORSES, SHEEP, GOATS, SIMILAR LIVESTOCK OR POULTRY SHALL BE PERMITTED OR MAINTAINED ON SAID PROPERTY AT ANY TIME. HOUSEHOLD PETS SUCH AS CATS AND DOGS NOT EXCEEDING 2 IN NUMBER (EXCEPT LITTERS FOR A PERIOD OF 90 DAYS) SHALL BE PERMITTED BUT MUST BE KEPT ON THE PREMISES OF THE OWNER. NOT MORE THAN ONE ACCESSORY BUILDING ON ANY ONE BUILDING SITE SHALL BE PERMITTED FOR USE IN THE HOUSING OF SUCH PETS. ANY SUCH BUILDING SHALL BE LOCATED NOT LESS THAN 30 FEET FROM ANY PLACE OF HUMAN HABITATION OTHER THAN THE OWNERS.

NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT EACH LOT MAY HAVE ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT AND/OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT.

NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING, OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL SHAFTS OR EXCAVATIONS BE PERMITTED IN OR UPON ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE. SUCH ITEMS SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

LOT OWNERS ARE ENCOURAGED TO IMPROVE THAT PORTION OF THE ROADWAY IN FRONT OF THEIR LOTS BETWEEN THE PAYMENT AND THEIR LOT LINES BY THE PLACEMENT OF CRUSHED ROCK, ASPHALTIC OR CEMENT CONCRETE, EXTENSION OF THEIR LAWNS OR OTHER SIMILAR METHODS OF LANDSCAPING. HOWEVER, THE ERECTION OF IMPROVEMENTS SUCH AS FENCES, ROCK WALLS, OR THE PLANTING OF TREES OR SHRUBS IS PROHIBITED WITHIN THE ROAD RIGHT-OF-WAY.

H. L. MORGAN, OR HIS ASSIGNS, DOING BUSINESS AS THE SEA VIEW WATER COMPANY, WILL FURNISH POTABLE WATER IN QUANTITIES AND PRESURE ADEQUATE FOR DOMESTIC USE TO EACH LOT IN THIS PLAT UNDER THE FOLLOWING CONDITIONS:

1. PAYMENT OF THE CURRENT HOOK-UP FEE WHICH INCLUDES THE COST AND INSTALLATION OF ONE 5/8" X 3/4" METER.

2. ALL SERVICES WILL BE METERED.

3. A REASONABLE CHARGE, NOT TO EXCEED 150% OF THE RATES CHARGED BY THE CITY OF OAK HARBOR, WASHINGTON, WILL BE MADE FOR THE WATER.

4. NON-PAYMENT OF WATER CHARGES WILL CONSTITUTE GROUNDS FOR PLACING A LIEN ON THE PROPERTY. THE PROPERTY OWNER IS CONSIDERED TO BE ULTIMATELY RESPONSIBLE FOR PAYMENT OF WATER CHARGES REGARDLESS OF WHETHER THE OWNER OR A TENANT USED THE WATER.

5. IT SHALL BE THE RESPONSIBILITY OF THE SEA VIEW WATER COMPANY TO PROVIDE WATER IN ACCORDANCE WITH THE STANDARDS OF THE WASHINGTON STATE DEPARTMENT OF HEALTH AND SOCIAL SERVICES EXCEPT FOR ACTS OF GOD OR OTHER REASONS BEYOND THE CONTROL OF THE WATER COMPANY.

THESE RESTRICTIONS SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING TITLE TO ANY LOT OR PORTION OF A LOT OR TRACT IN THIS PLAT UNTIL THEY ARE REPEALED IN PART OR IN WHOLE BY THE WRITTEN AND ACKNOWLEDGED CONCURRENCE OF THE OWNERS OF 65 PERCENT OF ALL LOTS IN THIS PLAT.

IF THE PARTIES HERETO OR ANY OF THEM, THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS PLAT OR HAVING A VENDEE'S INTEREST UNDER A REAL ESTATE CONTRACT TO PURCHASE ANY PROPERTY SITUATED IN THE PLAT TO PROSECUTE ANY PROCEEDINGS AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANTS AND TO PREVENT HIM OR THEM FROM SO DOING AND TO RECOVER DAMAGES ARISING FROM SUCH VIOLATIONS.

INVALIDATION OF ANY OF THESE COVENANTS BY A JUDGMENT OF ANY COURT OR COMPETENT JURISDICTION SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF SEA VIEW, DIVISION NO. 8, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COUSRES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

*H. L. Morgan*  
Registered Civil Engineer  
& Land Surveyor



TREASURER'S CERTIFICATE

I, THE TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1980.

*Patricia C. Pfeiffer*  
County Treasurer

*Bernice E. Bainbridge*  
Deputy

CERTIFICATE OF TITLE

RECORDED *January* 24, 1980, UNDER FILE NO. 3-33702

VOLUME 471, PAGE 324, RECORDS OF ISLAND COUNTY, WASHINGTON

RECORDING CERTIFICATE

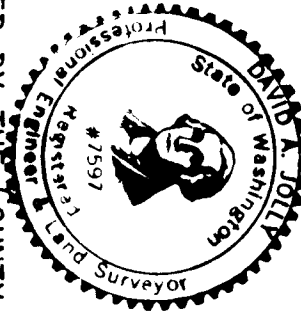
FILED FOR RECORD AT THE REQUEST OF H. L. MORGAN ON *January 14*, 1980, AT 10 MINUTES PAST 2, AND RECORDED IN VOLUME 122 OF PLATS, PAGES 212-22 AND       , RECORDS OF ISLAND COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBER 3-33281

*E. Anne Kemp*  
County Auditor

by *Oliver Dennis*  
Deputy

APPROVALS

EXAMINED AND APPROVED IN ACCORDANCE WITH P.C.M. 58.17.150(1) THIS 11<sup>TH</sup> DAY OF JANUARY, 1980



*Robert C. Ludlow*  
County Engineer

APPROVED BY THE COUNTY PLANNING DIRECTOR THIS 11<sup>TH</sup> DAY OF JANUARY, 1980.

*Robert C. Ludlow*  
County Planning Director

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 14<sup>TH</sup> DAY OF JANUARY, 1980.

*Robert C. Ludlow*

*Don L. Howard*

*Robert C. Ludlow*  
County Auditor

Chairman

H. L. MORGAN  
Civil Engineer & Land Surveyor  
OAK HARBOR, WASH.

PLAT  
of

SEA VIEW  
DIVISION NO. 8  
IN SECTION 7, T. 32 N., R. 1 E. W.M.